



## MEETING AGENDA

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Meeting of the:	<b>INTERGOVERNMENTAL ZONING STEERING COMMITTEE</b>
Date/Time:	<b>Thursday, June 6, 2013 @ 5:30 P.M. – 7:30 P.M.</b>
Location:	<b>Village Hall (5500 Schofield Ave) – Board Room</b>
Village of Kronenwetter Members:	President, Loren White, Plan Commission Members, Mike Stenstrom and Mark Maloney, and Citizen Member, Joe Jordan
Village of Weston Members:	President, Geraldine Kowalski, Trustee, Dan Lesniak, Plan Commission Member, Matt Hildebrandt, and Citizen Member, Ken Pozorski
Town of Weston Members:	Chairman, Milt Olson, and Plan Commission Member, Mark Thompson

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- 1) **Welcome and Introductions**
- 2) **Public Comment**
- 3) **Project Overview and Goals**
- 4) **Proposed Ordinance Update - Process and Committee Role**
- 5) **Overview of Existing Zoning Ordinances**
- 6) **Preliminary Zoning Ordinance Outline and Related Policy Questions**
- 7) **Next Steps / Next Meeting**

**This Notice was posted at Village of Weston Municipal Center and faxed to the Wausau Daily Herald newsroom  
on 5/31/2013 @ 9:30am**

It is possible that members of, and possibly a quorum of members of other government bodies of the municipalities, may be in attendance at the above-mentioned meeting to gather information. No action will be taken by any governmental body at the above-mentioned meeting other than the governmental body specifically referred to in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids & services. For information or to request this service, contact the Village of Weston Clerk at (715) 359-6114.



To: Weston-Kronenwetter Intergovernmental Steering Committee

From: Mark Roffers, Planning Consultant

Date: May 30, 2013

Re: Zoning Ordinances Update—Preliminary Steps and Analysis (Materials for June 6<sup>th</sup> Intergovernmental Steering Committee Meeting)

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### **Project Overview and Goals**

This project consists of a full update the Village of Kronenwetter zoning ordinance, Village of Weston Zoning ordinance, and Village-Town of Weston extraterritorial zoning ordinance. The Village of Weston zoning ordinance and the Weston extraterritorial zoning ordinance will be combined into a single ordinance covering both areas.

As way of background, a zoning ordinance is the set of local government rules covering the future use of land, particularly when new development is proposed. Different land uses may include residential, commercial, industrial, agricultural, etc. Each community is divided into several zoning districts, within each of which different set of land uses are allowed. Zoning ordinances also include rules for development, quality like landscaping and signage.

The purpose and focus of these particular zoning ordinance updates are as follows:

- Implement current and evolving recommendations of applicable comprehensive plans.
- Advance economic development, in part by streamlining development review processes and unnecessary regulations.
- Modernize standards to respond to the increased size and complexity of development projects, without relying on overlay or planned unit development zoning districts.
- Include standards that address and incent the upgrading of older properties in the Villages, such as metal commercial buildings and mobile home parks.
- Balance interests for ordinances that separate different land uses into different zoning districts with more form-based and performance-based approaches that tend to blend compatible land uses more. Explore mixed residential-commercial districts in particular.

- Integrate development standards and design guidelines, such as for the Camp Philips Business Campus and Weston Business Park, perhaps some of the other documents covering these same areas clearer or even unnecessary.
- Consider approaches to reduce the number of standard zoning districts and/or overlay zoning districts in the existing zoning ordinances, particularly the Village of Weston's.
- Address specific challenges with the existing zoning ordinances, such as sign regulations; garage size standards; dumpster screening; ATV, snowmobile, and RV parking; lack of transitional or mixed use zoning districts; tourist rooming houses; and keeping of animals.
- Include zoning map amendments (i.e., rezonings) as necessary to implement ordinance.
- Include a farmland preservation zoning district that meets state requirements for certification to enable interested farmers within the district to obtain tax credits.
- Coordinate zoning ordinance amendments with other provisions and potential amendments in the respective municipal code of ordinances, including separation of statutory floodplain and shoreland-wetland zoning regulations into their own sections of code.

As a first opportunity for interaction at the June 6<sup>th</sup> meeting, I will ask each committee member to share at least one goal or key issue that you hope the zoning ordinance update will address. I'd also welcome feedback on which if any of the above purposes should be emphasized or deemphasized.

### **Proposed Process and Committee Role**

The attached "Proposed Project Timelines" includes steps to complete the zoning ordinance update, listed as Projects 1 and 2. The other two projects are being steered by other groups and focused in the Village of Weston.

The Project 1 timeline includes tentative Steering Committee meeting months. My hope is that we can also have a July committee meeting date to provide further guidance on ordinance-related issues, beyond what we will be able to cover on June 6th. In general, I would like to prepare the drafting of the first draft of updated ordinances in two phases over the next three or four months. The first phase would focus on the proposed description, standards, and allowable uses within different zoning districts. The second phase would cover everything else.

Overall, it is my hope that the Steering Committee will provide broad policy guidance on the zoning ordinance update, help us interpret any public or other stakeholder input, and provide a forum for differences of opinion that may otherwise be difficult to resolve. I suggest that the Committee operate on consensus basis, rather than taking votes on matters or otherwise being too concerned about maintaining parliamentary procedure. The Committee could decide to

have a chair/vice-chair or not. In any case, I would see it as my job to help navigate the agenda and present most of the materials at the meeting.

The Committee's work is advisory to the local governments. The individual Plan Commissions, Extraterritorial Zoning Commission, and Boards also will have significant roles, particularly in reviewing ordinance text in greater detail and in legally recommending and adopting updated zoning ordinances. These bodies—along with the community staff—will have the role of advising the consultant on customization of the ordinance to meet individual community needs.

I will ask the Committee to comment and ask questions about its proposed role and operating procedures, including whether they would like to elect a chair or not. I also welcome input on the proposed process, including stakeholder involvement.

### **Overview of Existing Zoning Ordinances**

All land in Weston and Kronenwetter is currently subject to existing zoning rules. Every property is already zoned into a particular zoning district. These are under zoning ordinances that have been in place for decades, with amendments adopted from time to time to address particular concerns. The following is an overview of the existing zoning ordinances.

#### Village of Weston

The Village of Weston zoning ordinance is codified as Chapter 94 of the Village of Weston Municipal Code. Weston's existing zoning ordinance consists of 16 separate articles that describe the administration, zoning districts, land use standards and enforcement mechanisms for zoning regulations within the Village.

Weston's zoning ordinance divides the Village into three categories of zoning districts:

- "Holding Districts" that allow for limited development, mapped in areas intended for future rezoning to more intensive zoning districts when ripe for development.
- "Development and Conservation Districts" consisting of nine residential districts, five business districts, two manufacturing districts, and four districts for unique land uses (Wetland Protection, Traditional Neighborhood Development, Mountain Bay Development, and Public Lands). Each district lists uses that are permitted by right, along with conditional uses that are allowed through a public hearing process with the Village Board acting as the final decision maker.
- "Overlay Districts" comprised of eight districts to allow for specialized land uses and conditions. Some of the Weston's overlay districts support general community priorities such as wellhead protection. Other of Weston's overlay districts provide regulations for a particular intensive land use in a particular area, such as mineral extraction operations. (An overlay district is a supplementary zoning designation that is applied to

certain properties in addition to a primary zoning district to highlight special regulations that apply to properties within the overlay district.)

One of the more challenging aspects of the Village of Weston's existing zoning ordinance is this sometimes dizzying array of 25± zoning districts. Approval processes for requests like conditional use permits and signs are also more involved than many other communities. Finally, the relationship between the zoning ordinance and other chapters of the Weston Municipal Code is not always clear. For instance, Chapter 50 of the Municipal Code contains nuisance standards which supplement and may repeat provisions found within Section 94.132 of the existing zoning ordinance.

#### Weston Extraterritorial Zoning (ETZ) Ordinance

In 2006, the Village and Town of Weston began a process to prepare an extraterritorial zoning ordinance covering a majority of the Town. The resulting extraterritorial zoning ordinance is codified as Chapter 95 of the Village's Municipal Code. The extraterritorial zoning ordinance consists of a similar range of zoning districts and standards as Chapter 94 has for lands in the Village. However, only a handful of zoning districts are actually mapped in the extraterritorial zoning area. The most commonly mapped extraterritorial zoning district is the RR-10 Rural Residential district, which allows homes on minimum 10 acre lots and continued farming.

It is my opinion that, through this ordinance update process, the two Westons and their citizens, landowners, and developers would be better served through consolidation of the Village of Weston zoning ordinance with the Weston extraterritorial zoning ordinance.

#### Village of Kronenwetter Zoning Ordinance

The Village of Kronenwetter zoning ordinance is codified as Chapter 520 of the Village of Kronenwetter Municipal Code. Kronenwetter's existing zoning ordinance consists of 17 separate articles that describe the administration, zoning districts, land use standards, and enforcement mechanisms for zoning regulations within the Village.

Kronenwetter's existing zoning ordinance divides the Village into three types of basic zoning districts (Residential, Business, and Industrial) and three environmental-based districts (Conservancy-Wetland, Shoreland-Wetland, and a Municipal Well Recharge). Kronenwetter's ordinance contains fewer zoning districts than Weston's: five residential districts, four business districts, and two industrial districts. Like the Village of Weston, each of Kronenwetter's zoning districts lists uses that are permitted by right, along with conditional uses that are allowed through a public hearing process with the Village Board acting as the final decision maker.

Within Kronenwetter's ordinance, standards for particular uses that may be virtually identical and applicable to several zoning districts are repeated in the description of each district. For example, parking standards for a specific land use are repeated in the text under each zoning

district that allows that land use. This leads to a fair amount of repetition. Other challenges with Kronenwetter's existing ordinance are that regulations for non-conforming uses are located in multiple places, including the Scope, Definition, and Zoning District Requirements sections. On the whole, the Kronenwetter zoning ordinance seems a bit older than Weston's.

#### Common Features of Existing Zoning Ordinances

Within each of the existing zoning ordinances, the description of each zoning district contains a list of the uses allowed by right and by conditional use permit. This is a common approach in older ordinances, but is an approach that can make it difficult for staff, the general public, and the development community to find the appropriate zoning district for a particular land use. Listed land uses are often very specific. This results in unnecessary distinctions between uses, such as a "barbershop" and a "beauty shop" or a "yard shed" and a "tool house." This approach also makes it more likely that modern land uses will not be covered very well by lists of specific land uses generated years or decades ago.

Shoreland and wetland regulations are also contained within the respective general zoning ordinances of Kronenwetter and the Village of Weston. Often these environmental regulations contain similar provisions, definitions, enforcement mechanisms, and associated statutory mandates and rules (e.g., how non-conforming uses may be treated). Therefore, in other communities they are often isolated in separate ordinances (chapters) in the Municipal Code.

The ordinances have resulted in a modest amount of variance activity in recent years in the two communities. The most common types of requests for variances against normal ordinance standards include requests for setback and maximum garage size standards.

I will be interested in Committee members' own assessments of the existing ordinances at the June 6<sup>th</sup> meeting—what works, what doesn't, etc.

#### **Preliminary Zoning Ordinance Outline and Related Policy Questions**

Enclosed is a preliminary outline for the proposed update to the zoning ordinances. The outline attempts to address many of the topics discussed in the summary of the existing Kronenwetter/Weston zoning ordinances above. It also follows a general format that I have found works for other communities. Please refer to the outline for more information. In general, the outline will require fewer changes to Weston's existing zoning ordinance format than to Kronenwetter's. Still, the proposed outline indicates the consolidation of the Village of Weston zoning ordinance (Chapter 94) with the Weston extraterritorial zoning ordinance (Chapter 95). Please keep in mind that the proposed outline is preliminary in nature and will change as we go through the update process.

As the final part of the first Committee meeting, I would like to understand the Committee's ideas on the outline, particularly focused on different zoning districts and land uses. The following are a series of questions that I intend to ask at the meeting.

1. Does the "Preliminary Outline for Updated Zoning Ordinances" contain the appropriate number of zoning districts? Or are there too few, too many, or the wrong types?
2. What are appropriate minimum lot sizes for new single family zoning districts? Are ½+ acre lots with public sewer and water necessary to achieve quality development?
3. Within residentially zoned areas, how should the new ordinances accommodate common residential accessory uses like home occupations and common residential structures such as larger detached garages, storage sheds, and workshops?
4. What are common challenges associated with multiple family, commercial, and industrial development that the new zoning districts should try to address?
5. To what extent should mixing of non-residential and residential land uses be allowed in certain zoning districts, such as in lower intensity business districts? The mixing of commercial and industrial uses? What types of "performance standards" are important when such use mixing happens?
6. What are some particularly challenging types of land uses in your community, and how might those challenges best be addressed through the ordinance update? Better performance standards? Limiting such uses to certain zoning districts only?
7. Does it make sense to take a general approach that allows more land uses as permitted-by-right uses than as conditional uses, compared to the existing zoning ordinances, as long as the impacts of the uses can still be managed? How else can the communities help facilitate good development through the zoning ordinances?
8. Should the ordinances have a PD Planned Development (often called "Planned Unit Development") zoning district? A PD district allows variation in the types and relationships of allowable uses, structures, and open spaces compared to standard zoning districts, in developments conceived and implemented as comprehensive, unified, and high quality projects. But some feel they are more often used to lower development standards in the areas where they are mapped.

On the whole, we have plenty to cover at the June 6<sup>th</sup> meeting! I look forward to meeting and working with all of you.

Attachments: Proposed Project Timelines, Weston/Kronenwetter Planning and Zoning Services  
Existing zoning maps for Kronenwetter, Village of Weston, Town of Weston/ETZ  
Preliminary Outline for Updated Zoning Ordinances

## Proposed Project Timelines, Weston/Kronenwetter Planning and Zoning Services

Project	Task #	Task Description	Apr 2013	May 2013	June 2013	July 2013	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	June 2014	July 2014	Aug 2014
<b>Project 1: Zoning Ordinance Text Updates</b>	1.1	Steering Committee and Technical Team Meetings #1	M		M														
	1.2	Preliminary Ordinance Directions Memo																	
	1.3	Steering Committee and Technical Team Meetings #2				M													
	1.4	Draft #1 of Zoning District Text																	
	1.5	Steering Committee and Technical Team Meetings #3						M											
	1.6	Draft #1 of Performance and Process Standards Text																	
	1.7	Steering Committee and Technical Team Meetings #4								M									
	1.8	Additional Technical Team Member Support																	
	1.9	Draft #2 of Zoning Ordinance Text/Support Materials																	
	1.10	Steering Committee Meeting #5 (Public Meeting)											M						
	1.11	Public Hearing Draft of Ordinances/Customization																	
	1.12	Local Public Hearing/Adoption Meetings														M	M		
	1.13	Adopted Ordinances and Application Forms																	
<b>Project 2: Zoning Map Updates</b>	2.1	Draft #1 of Amended Zoning Maps																	
	2.2	Draft #2 of Zoning Maps																	
	2.3	Final Version of Zoning Maps																	
<b>Project 3: Comprehensive Plan Amendments</b>	3.1	Work Program for Village of Weston Plan Update																	
	3.2	Participation and Process Coordination			M			M	M			M					M		
	3.3	Web-based Community Survey (Village of Weston)																	
	3.4	Draft #1 of Phase 1 V. of Weston Comp Plan Update																	
	3.5	Advice on Kronenwetter Comp Plan Amendments																	
	3.6	Draft #2 of Phase 1 V. of Weston Comp Plan Update																	
	3.7	Final Phase 1 Plan Updates/Adoption Guidance																	
<b>Project 4: Weston Technology Plan</b>	4.1	Existing Conditions Investigation and Summary																	
	4.2	Weston Technology Plan Development																	
	4.3	Communication for Implementation																	



# Village of Kronenwetter Official Zoning Map



Water  
County Forest

Marathon County Forest

## Zoning Districts

- AG-1 - Agriculture
- AG-2 - Agriculture
- B1 - Neighborhood Shopping
- B2 - Community Service
- B3 - General Commercial
- BP - Business Park
- Conservancy
- M1 - Limited Industrial
- M2 - General Industrial
- R1 - Single Family Residence
- R2 - Two Family Residence
- R4 - Multi-Family Residence
- RR - Rural Residential
- SR - Suburban Residential

## Zoning Overlay Layers

- Municipal Well Recharge Area - Zone C
- Municipal Well Recharge Area - Zone B
- Municipal Well Recharge Area - Zone A
- Condominium Overlay



# Village of Weston Official Zoning for 2011

0 0.25 0.5 1 Miles

1 inch = 3,350 feet



**Legend**

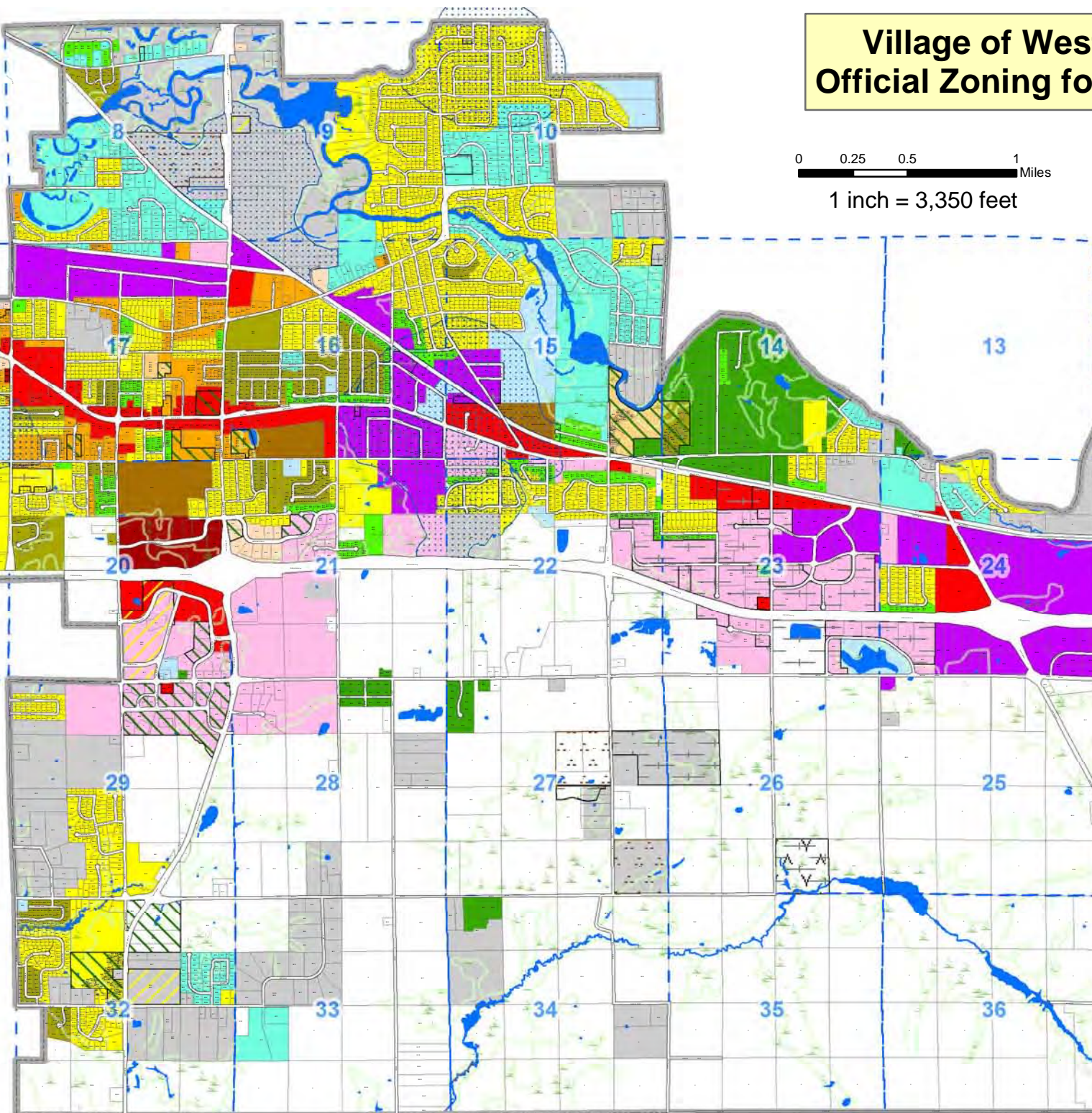
- Village Boundary
- Water

**Overlay Districts**

- Commercial Recreation
- Conditional Use Permit
- Institutional and Public Service
- Planned Development
- Mining Extraction
- Wellhead Protection
- Provisional Zoning

**Zoning Districts (Reg. Section #)**

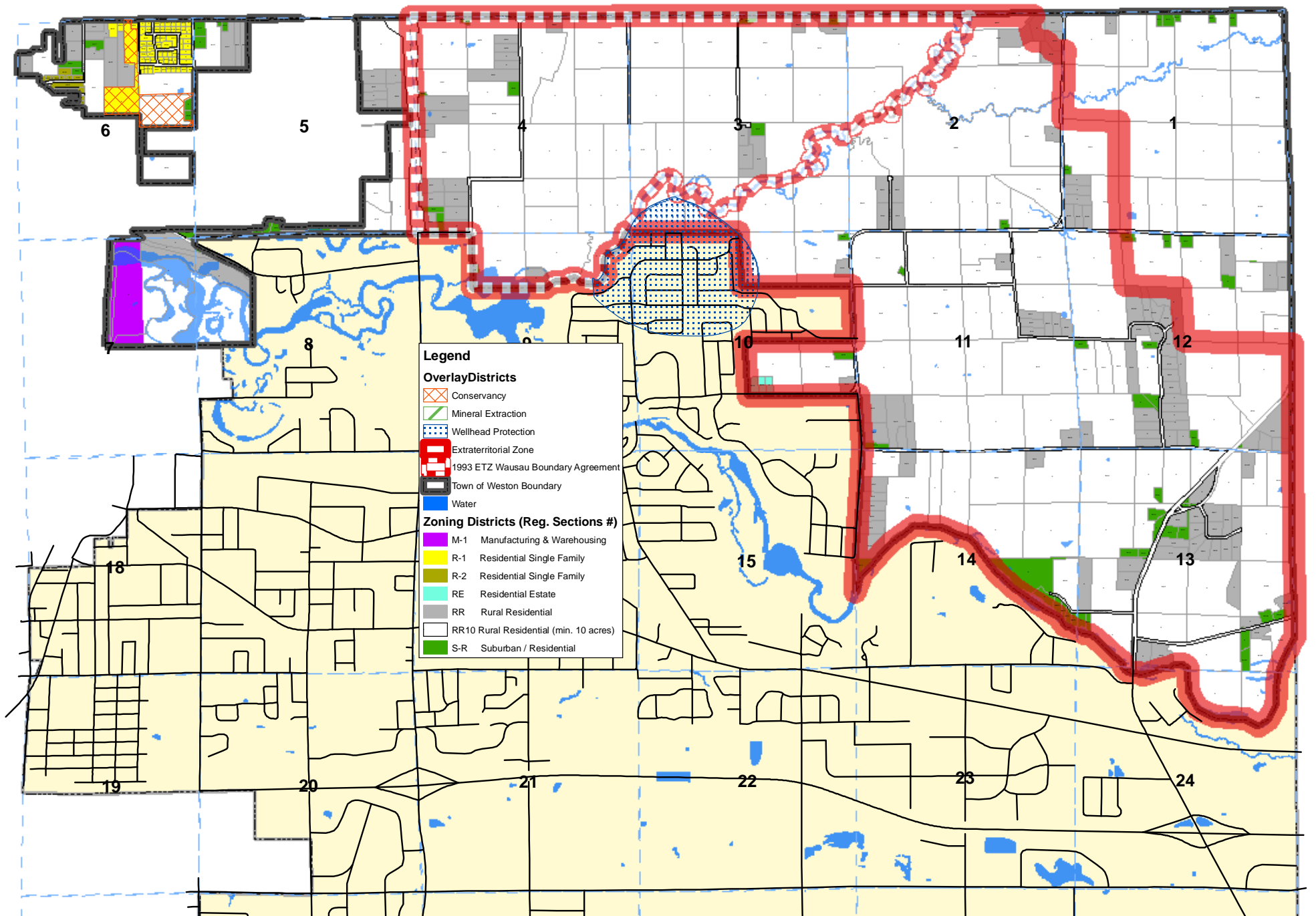
- AG Agriculture (94.175)
- B-1 Neighborhood Retail and Service. (94.185)
- B-2 Community Retail & Service (94.186)
- B-3 General Commercial (94.187)
- B-4 Office (94.188)
- B-P Business Park (94.189)
- M-1 Manufacturing & Warehousing (94.190)
- PUL Public or Utility Land (94.192)
- R-1 Residential Single Family (94.179)
- R-2 Residential Single Family (94.180)
- R-3 Residential Multiple Family (94.182)
- R-4 Residential Multiple Family (94.183)
- R-5 Residential Mobile Home Park (94.184)
- RE Residential Estate (94.178)
- ROW Right-of-Way
- RR Rural Residential (94.176)
- RTF Residential Two Family (94.181)
- S-R Suburban/Residential (94.177)
- WPD Wetland Protection District (94.191)



# TOWN OF WESTON - ZONING



Map Date : 01/11/10







## **Village of Kronenwetter and Village of Weston/Weston ETZ Draft: May 30, 2013**

The Village of Kronenwetter, Village of Weston, and Town of Weston have begun a process to prepare updated zoning ordinances for the Village of Kronenwetter and Village of Weston/Weston Extraterritorial Zoning Area. This preliminary ordinance outline is a starting point to enable a clearer understanding of the assignment, provide initial direction on topics and issues, and suggest how the ordinances may be organized once complete. In the preparation of the actual ordinances, the organization suggested by this outline will likely be altered to conform to new and different ideas during the ordinance update process and to meet the needs of each Village.

### **I. Introduction**

- A. Title
- B. Authority
- C. Purpose
- D. Severability and Non-Liability
- E. Abrogation
- F. Rules of Interpretation
- G. Jurisdiction
- H. Effective Date

### **II. Establishment of Standard Zoning Districts**

- A. Purpose
- B. Listing and Purposes of Standard Zoning Districts [NOTE: The following is a preliminary list of potential zoning districts – list may change substantially based on the process.]
  - 1. Rural and Open Space Zoning Districts
    - i. FP Farmland Preservation (State-certified district to enable eligible property owners to obtain State income tax credits)
    - ii. AG General Agriculture (similar to Weston's existing AG zoning district and Kronenwetter's AG-1 and AG-2 districts)
    - iii. RR-1 Rural Residential (for single family subdivisions on private well and septic systems, like Kronenwetter's and Weston's existing RR districts)
    - iv. RR-10 Rural Residential (for minimum 10 acre lots, mainly mapped in ETZ area—or could AG district be adjusted to serve a similar function?)



- v. P Parks and Public Lands (replacing Weston's PUL overlay district and Kronenwetter's C Conservancy district; Town has/uses a Conservancy District also)
- 2. Residential Zoning Districts
  - i. R-SS Single Family-Small Lot (similar to Weston's R-1 and R-2 zoning districts)
  - ii. R-SL Single Family-Large Lot (similar to Kronenwetter's R1 and SR zoning districts, and Weston's S-R and R-E districts)
  - iii. R-D Duplex Residential (similar to Kronenwetter's R2 and Weston's RTF districts; could allow up to 6-8 unit townhouses by CUP)
  - iv. R-MF Multiple Family Residential (similar to Kronenwetter's R4 and suggested consolidation of Weston's R-3 and R-4)
  - v. R-MH Mobile Home (similar to Weston's R-5 district)
- 3. Non-Residential and Mixed Use Districts
  - i. INT Institutional (similar to Weston's PUL district and IPS overlay district)
  - ii. B-1 Neighborhood Commercial (similar to Weston's B-1 and Kronenwetter's B1, also allowing for residential uses?)
  - iii. B-2 Highway Commercial (similar to Weston's B-2 and Kronenwetter's B2)
  - iv. B-3 General Commercial (similar to Weston's B-3 and Kronenwetter's B3)
  - v. BP Business Park (similar to Kronenwetter BP district, and Weston's B-P and B-4 districts)
  - vi. I-L Limited Industrial (covering most industrial uses)
  - vii. I-G General Industrial (covering heaviest industrial areas like power plant)
  - viii. N Neighborhood (derivation of Weston's unmapped TND district, meet statutory requirement once community reaches 12,500 people)
  - ix. PD Planned Development?
- C. Map of Standard Zoning Districts
- D. Interpretation of Zoning District Boundaries on Official Zoning Map
- E. Other Requirements Applicable to Standard Zoning Districts

### **III. Land Uses Allowed in Zoning Districts**

- A. Purpose
- B. Description of Types of Allowable Land Uses
  - 1. Permitted Uses
  - 2. Conditional Uses
  - 3. Temporary Uses
  - 4. Interpretation
- C. Regulations Applicable to All Land Uses



- D. Allowable Uses in Rural and Open Space Zoning Districts (table outlining permitted, conditional, temporary, and prohibited uses in each Rural and Open Space district—see following example from another zoning ordinance)

Figure 2.3.04: Allowable Uses in Open Space and Residential Zoning Districts								
P = Permitted Use		C = Conditional Use		T = Temporary Use		Empty Cell = Prohibited Use		
Land Use Category (#) Land Use Type				Zoning District				
				AT	P	R-1-M	R-1-T	R-2
Residential Land Uses (see Section 2.4.02 for descriptions and standards for each land use)								
(1)	Single-Family Detached Residence	P		P	P	P	P	
(2)	Two-Family Residence					P	P	
(3)	Zero Lot Line Duplex					C	C	
(4)	Townhouse					C	P	
(5)	Multi-Family Residence (3-8 unit building)						P	
(6)	Multi-Family Residence (9-16 unit building)						C	
(7)	Mobile Home Community							P

- E. Allowable Uses in Residential Zoning Districts (similar table covering these districts)  
 F. Allowable Uses in Non-Residential and Mixed Use Zoning Districts (similar table)

#### IV. Land Use Description and Standards

This section would include a description of each land use listed as a permitted or conditional use in at least one zoning district, and parking standards for that use. “Performance standards” associated with more complex or challenging land uses and issues would also be included, covering unique impact, operational, landscaping, buffering, etc. issues—see following example from another zoning ordinance.

1. (1) **Two-Family Residence.**

A single structure containing two separate dwelling units, each unit having a private individual exterior access, and with no shared internal access within the building. Two-Family Residences can be constructed as attached side-by-side units each with a ground floor and roof (duplex), or as a two-story structure with one unit above the other (flats). Where side-by-side, both dwelling units shall share the same lot for the use to be classified a “Two Family Residence” under this Chapter. Buildings with two side-by-side dwelling units in which each dwelling unit is located on a separate lot shall be regulated separately as a “Zero Lot Line Duplex” land use.

**Performance Standards:**

1. The structure must be in complete compliance with the State of Wisconsin Uniform Dwelling Code (UDC), including that the common wall between the units shall meet UDC requirements from the basement floor to the top of the roof. Compliance shall be confirmed by the Building Inspector.
2. Where side by side, a building code-required, fire rated wall must separate the two dwelling units from the lowest level to flush against the underside of the roof.
3. Individual sanitary sewer and public water laterals and utility meters are required for each dwelling unit.
4. The minimum Gross Floor Area of the building shall be 1,400 square feet, exclusive of attached garages, carports, and open decks.

Minimum Required Off-Street Parking: 2 spaces per dwelling unit.

- A. Purpose
- B. Residential Land Use Types (e.g., “Single Family Detached Residence”, “Townhouse”)
- C. Rural Land Use Types (e.g., “Agriculture”, “On-Site Agricultural Retail”)
- D. Institutional and Recreational Land Use Types (e.g., “Passive Outdoor Recreation”, “Indoor Institutional”)
- E. Commercial Land Use Types (e.g., “Personal or Professional Office”, “Indoor Sales or Service” “Tourist Rooming House”, “Outdoor Commercial Entertainment”)
- F. Storage or Disposal Land Use Types (e.g. “Indoor Storage and Wholesaling”, “Junkyard or Salvage Yard”, “Personal Storage Facility”, “Waste Disposal Facility”)
- G. Transportation Land Use Types (e.g., “Freight Terminal”, “Distribution Center”)
- H. Industrial Land Use Types (e.g., “Light Industrial”, “Heavy Industrial”, “Mineral Extraction”)
- I. Accessory and Miscellaneous Land Use Types (e.g., “Detached Accessory Structure for Residential Use”, “In-home Suite”, “Home Occupation”, “Small Solar or Wind Energy System”)
- J. Temporary Land Use Types (“General Temporary Outdoor Sales”, “Contractor’s Project Office”)



## **V. Intensity and Bulk Standards**

- A. Purpose
- B. Rural and Open Space Zoning Districts
  - 1. Lot dimension and intensity standards table
  - 2. Setback and height standards table
- C. Residential Zoning Districts
  - 1. Lot dimension and intensity standards table
  - 2. Setback and height standards table
- D. Non-residential and Mixed Use Zoning Districts
  - 1. Lot dimension and intensity standards table
  - 2. Setback and height standards table
- E. Adjustments and Exceptions
  - 1. Yard Setback Adjustments
  - 2. Intrusions into Required Yards
  - 3. Exceptions to Maximum Height Regulations
  - 4. Building Coverage Inclusions and Exclusions
  - 5. Landscape Surface Ratio Inclusions and Exclusions

## **VI. Overlay Zoning Districts**

- A. Purpose
- B. D-# Design Review Overlay District (intended to cover any variety of specific areas where design standards and/or processes unique to those areas would apply, such as the Camp Phillips Campus in Weston—D-CP. Idea is that ordinance text would be fairly generic, but refer to other detailed design guidelines if adopted for area)
- C. Airport Height Overlay Zoning District (similar to Weston's OAH overlay district)WHP Wellhead Protection Overlay District (similar to Kronenwetter's Municipal Well Recharge Area overlay district and Weston's Wellhead Protection overlay district)
- D. Natural Resource Protection Overlay Zoning Districts [NOTE: Intent is that this subsection would mainly refer to other parts of respective municipal codes—outside of general zoning ordinance—that would include the detailed standards. These are state- and federally-mandated zoning districts.]
  - 1. Shoreland-wetland
  - 2. General shoreland (setbacks, fill, etc.—believe that all lands incorporated after 1982 subject to these types of standards)
  - 3. Floodplain
  - 4. Other resource protection overlays? (research Weston's OFP, OCS, OWC overlay districts, and Kronenwetter's Conservancy-Wetland overlay districts; Town of Weston has a conservancy district and conservation subdivision ordinance)





## **VII. Building and Site Design Standards**

- A. Purpose
- B. Single Family and Two Family Housing Variety Standards?
- C. General Design Standards for Multi-Family and Non-Residential Principal Buildings
- D. Design Standards for Large Retail and Commercial Service Developments
- E. General Design Standards within Design Review Overlay Districts

## **VIII. Landscaping and Preservation Standards**

- A. Purpose
- B. Landscaping Requirements
- C. Lawn Care and Alternative Groundcover?
- D. Woodland and Mature Tree Preservation?
- E. Preservation of Topography?

## **IX. General Performance Standards**

- A. Purpose and Applicability
- B. Stormwater Management, Earth Filling, and Excavating
- C. Fences, Landscape Walls, and Hedges
- D. Swimming Pools
- E. Fuel Fired Outdoor Heating Devices
- F. Firewood Storage
- G. Exterior Storage Standards
  - 1. Exterior Trash Storage
  - 2. Off Street Parking
  - 3. Recreational Vehicles (including ATVs, boats, snowmobiles, etc.)
  - 4. Inoperable Vehicles
- H. Access and Visibility Standards (Driveways)
- I. Off-Street Parking and Traffic Circulation Standards
- J. Off-Street Loading Standards
- K. Residential Driveway Standards
- L. Exterior Lighting Standards
- M. Vibration Standards
- N. Noise Standards
- O. Air Pollution Standards
- P. Odor Standards
- Q. Glare and Heat Standards
- R. Fire and Explosion Standards
- S. Toxic or Noxious Material Standards
- T. Waste Management Standards



U. Hazardous Materials Standards

**X. Signs**

- A. Purpose
- B. Sign Permits
- C. General Signage Standards
- D. General Signage Regulations Applicable to All Zoning Districts
- E. Regulations for Residential Zoning Districts
- F. Signage for Residential Uses in Non-Residential Districts
- G. Regulations for Non-Residential Zoning Districts
- H. Temporary Signs
- I. Structural Requirements
- J. Maintenance Requirements
- K. Nonconforming signs

**XI. N Neighborhood District**

- A. Purpose
- B. Minimum District Size
- C. Land Use Types and Mix
- D. Intensity and Bulk Standards
- E. Circulation and Parking Standards
- F. Architectural Standards
- G. Additional Standards
- H. Procedural Requirements for the N District
  - 1. General Development Plan (GDP) Approval
  - 2. Specific Implementation Plan (SIP) Approval

**XII. PD Planned Development District (if retained)**

- A. Purpose
- B. Land Use Types and Mix Allowable Uses in a PD District
- C. Intensity and Bulk Standards
- D. Design Standards
- E. Procedural Requirements for the PD District
  - 1. General Development Plan (GDP) Approval
  - 2. Specific Implementation Plan (SIP) Approval



### **XIII. Nonconforming Lots, Uses, Structures and Sites**

- A. Purpose
- B. Nonconforming and Substandard Lots
- C. Nonconforming Uses
- D. Nonconforming Structures
- E. Nonconforming Sites

### **XIV. Procedures and Administration**

- A. Purpose
- B. Procedures
  - 1. Amendments to Zoning Regulations (Text Amendments)
  - 2. Amendment to Official Zoning Map (Rezoning)
  - 3. Comprehensive Plan Amendments
  - 4. Conditional Use Permits
  - 5. Temporary Use Permits
  - 6. Sign Permits
  - 7. Site Plan Approval
  - 8. Variances
  - 9. Appeals of Zoning Interpretations
  - 10. Zoning Permits
  - 11. Certificates of Occupancy
- C. Review Bodies and Roles
  - 1. Zoning Administrator
  - 2. Village Plan Commission
  - 3. Joint Extraterritorial Committee
  - 4. Village Board
  - 5. Zoning Board of Appeals
- D. Fees
- E. Violations and Penalties

### **XV. Definitions**

- A. Introduction to Word Usage, Abbreviations and Definitions
- B. Word Usage
- C. Abbreviations
- D. Definitions